

ANDERSON HEIGHTS

HISTORIC NEIGHBORHOOD STUDY

INFORMATION SESSION

October 1, 2018

AGENDA

REFRESHMENTS AND POSTER DISPLAY

STUDY INFORMATION

ARCHITECTURAL HISTORIAN

CONVERSATION AND Q & A

STUDY INFORMATION

- Historic Neighborhood Study
- Historic Overlay Process

HISTORIC NEIGHBORHOOD STUDY

- When is one prepared?
- What is it?
- What is the value?

HISTORIC NEIGHBORHOOD STUDY

WHEN IS ONE PREPARED?

- As part of the Raleigh Historic Development Commission's ongoing mandate to identify historic resources
- At the request of citizens
- In preparation for National Register Historic District Designation
- In preparation for Historic Overlay District Designation

HISTORIC NEIGHBORHOOD STUDY

WHAT IS IT?

- It's an INVESTIGATION AND REPORT of a neighborhood to determine if it has the requisite SPECIAL SIGNIFICANCE and INTEGRITY to be a Historic District

SPECIAL SIGNIFICANCE

- History
- Architecture
- Culture

INTEGRITY

- Design
- Setting
- Materials
- Feeling and association

HISTORIC NEIGHBORHOOD STUDY

WHAT IS IT?

INVESTIGATION AND REPORT

- Written description of all buildings
- Photographs of each building
- Architectural description of the neighborhood
- History of the development of the neighborhood
- Boundary analysis

street, or “shotgun” houses.

Although the South Person/South Blount district’s houses were generally small, they often possessed stylish exteriors, as demonstrated by surviving examples. The late nineteenth century, well-preserved shotgun house at 514 S. Bloodworth boasts Victorian ornamentation such as delicate sawn porch railings and post brackets and a quatrefoil gable vent.



514 S. Bloodworth Street



213 E. South Street

Also found in the project area are “Triple-A” houses, which feature decorative center gables on their side-gable roofs. The four houses on the east side of the 600 block of South Blount Street feature diamond-shaped and quatrefoil vents. A few two-story Victorian-style houses survive, such as 215 E. Cabarrus.



309 E. Cabarrus Street



215, 215, and 219 E. Cabarrus Street

⁷ Srouach, “Geranium Valley Stoneachs, 29, 34-37; Branson’s North Carolina Agricultural Almanack . . . 1891, 184; Directory of the City of Raleigh, 108; Johnson and Murray, Wolfe, 132-133; Sanborn maps.

HISTORIC NEIGHBORHOOD STUDY

WHAT IS THE VALUE?

- Reports whether there is a cohesive and contiguous area that would be eligible for HOD zoning
- Forms the basis on which a Special Character Essay is created should the neighborhood become a HOD.

ALSO

- Documents the history and built environment of a special area in Raleigh
- May identify potential individual landmarks
- Available to historians and genealogists

HISTORIC OVERLAY DESIGNATION PROCESS

- What is required?
- What are the steps?
- Where is Anderson Heights?

HISTORIC OVERLAY DESIGNATION PROCESS

WHAT IS REQUIRED?

- Investigation and report (historic neighborhood study) prepared by Raleigh Historic Development Commission
- City Council action
- Rezoning application

HISTORIC OVERLAY DESIGNATION PROCESS

WHAT ARE THE STEPS?

Multi-stage Process

A. Historic Neighborhood Study

1. Request
2. Prepare
3. Present/Review

STOP

4. Neighborhood Decision

B. City Council action

- Neighborhood Request

C. Rezoning application

- New Process
- Many Steps

HISTORIC OVERLAY DESIGNATION PROCESS

A. HISTORIC NEIGHBORHOOD STUDY

1. Request
 - By neighborhood
2. Perform
 - By architectural historian
3. Present/Review
 - Neighborhood
 - RHDC

STOP

4. Neighborhood Decision



HISTORIC OVERLAY DESIGNATION PROCESS

HISTORIC NEIGHBORHOOD STUDY

1. Request Study

- Citizen generated
- Level of support for the study need not be a majority of owners
- Funding varies

COMPLETE

HISTORIC OVERLAY DESIGNATION PROCESS

HISTORIC NEIGHBORHOOD STUDY

2. Perform Study

- Prepared by architectural historian
- May be a new report
- May be an update of a National Register nomination

CURRENT STATUS

HISTORIC OVERLAY DESIGNATION PROCESS

HISTORIC NEIGHBORHOOD STUDY

3. Present/Review

- Presented to the neighborhood
- Provided to Raleigh Historic Development Commission

NEXT STEP

HISTORIC OVERLAY DESIGNATION PROCESS

HISTORIC NEIGHBORHOOD STUDY

STOP - END OF STUDY

4. Neighborhood Decision
 - Do nothing
 - Request Rezoning

HISTORIC OVERLAY DESIGNATION PROCESS

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- Many Steps

HISTORIC OVERLAY DESIGNATION PROCESS

CITY COUNCIL ACTION

- Citizens request that City Council initiate a rezoning on behalf of the neighborhood.
- City Council usually wants to see support of owners from at least 50% of properties

HISTORIC OVERLAY DESIGNATION PROCESS

REZONING PROCESS

- Neighborhood files a rezoning application or
- City Council directs staff to initiate a rezoning on behalf of the neighborhood.



AGENDA

~~STUDY INFORMATION~~

ARCHITECTURAL HISTORIAN

CONVERSATION and Q & A



MdM Historical Consultants

We document, interpret, evaluate, and report on historic buildings, structures, and landscapes throughout the southeast. Our clients have included property owners; local, state, and federal agencies; and not-for-profit organizations. We founded the firm in 2008.

- HISTORIC ARCHITECTURE SURVEYS
- NATIONAL REGISTER NOMINATIONS
- SECTION 106 DOCUMENTATION
- LOCAL HISTORIC LANDMARK DESIGNATIONS
- LOCAL HISTORIC DISTRICT DESIGNATIONS
- ASSISTANCE TO HISTORIC PRESERVATION COMMISSIONS
- MANUSCRIPT PREPARATION
- HISTORICAL RESEARCH

Raleigh Work

National Register of Historic Places Nominations

West Raleigh Historic District
Maiden Lane Historic District (*RIP!*)
Fayetteville Street Historic District

Local Designation Reports

Fisher's Bakery and Sandwich Company
H.J. Brown Coffin House Building
Lillie Stroud Rogers House
Nathaniel (Crabtree) Jones House
Owen & Dorothy Smith House
Paulo & Elsie Stahl House
Tyler Hall
Leonard Hall

RALhistoric Mobile App Tours

Foodie Tour
Historic Capital City Trail
Education Related Buildings



Fayetteville Street Historic District







Paul & Elsie Stahl House, Raleigh Local Historic Landmark

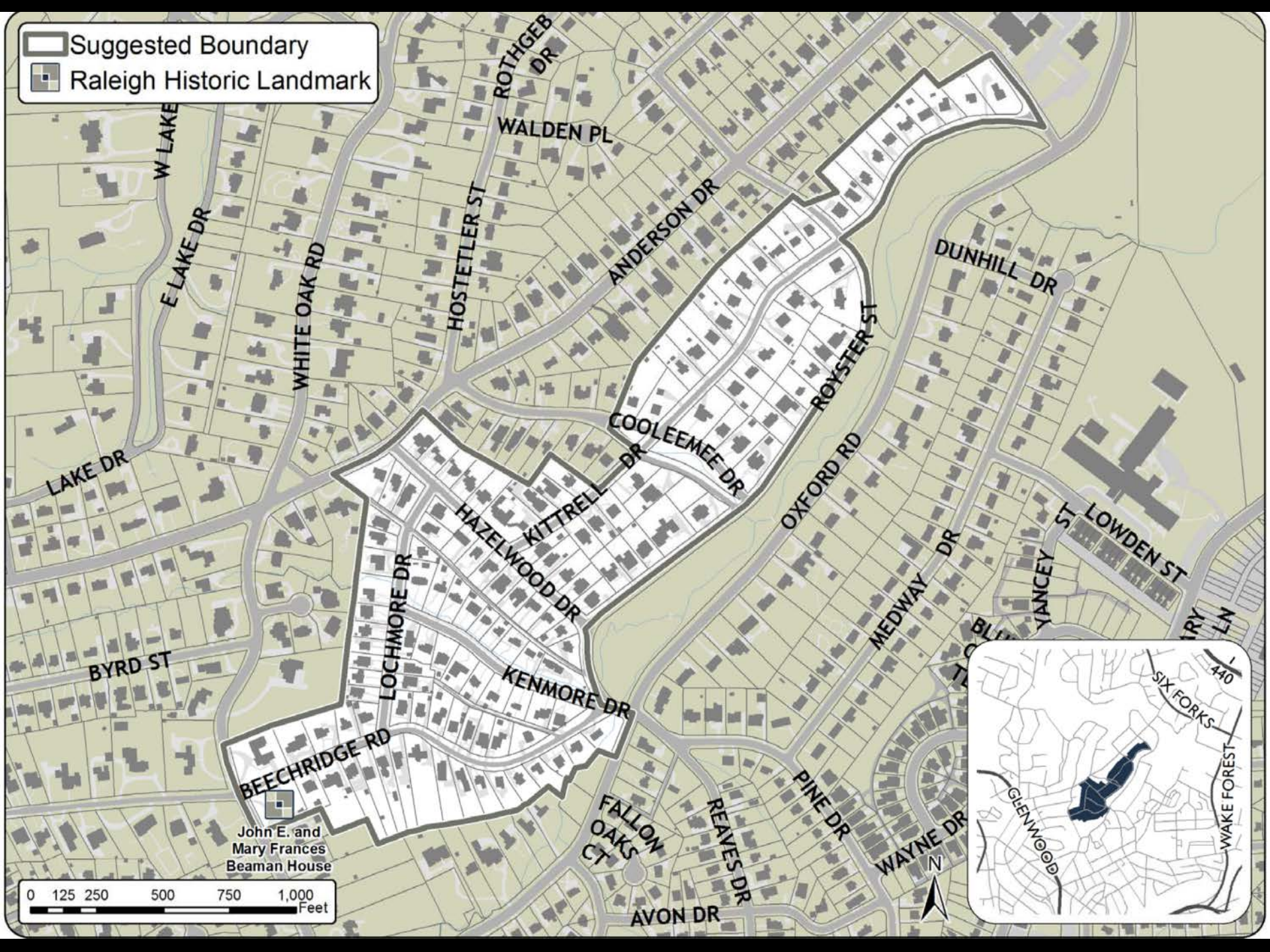


H.J. Brown Coffin House, Raleigh Local Historic Landmark

Anderson Heights Local Designation Report Process

- Document
- Research
- Report findings

-  Suggested Boundary
-  Raleigh Historic Landmark













Research

- GIS Website
- Plat maps and other maps
- City Directories
- Newspapers
- Aerial Photographs
- Very limited deed research

Report

- Narrative Description
 - Overall Neighborhood & Landscape
 - Architectural Styles
- Narrative History of Development
- Architectural analysis & evaluation
- Inventory of Individual Properties
 - Contributing/Noncontributing status
 - Estimated construction date
 - Brief architectural description

Contributing/Noncontributing

- Contributing: A building, structure, or landscape element that contributes to the architectural and/or historical significance of the district.
- Noncontributing: A building, structure, or landscape element that does not contribute to the architectural and/or historical significance of the district.



Written Summary:

Type E: One-and-a-half-story side-gabled bungalow with brick pier and concrete-block infill foundation at house and continuous brick foundation at porch, weatherboard siding, 12/1 double-hung wood sash, inset front porch with massive squared posts and continuous balustrade, all covered with shake siding, stone porch steps, concrete front walk and driveway.

AGENDA

~~STUDY INFORMATION~~

~~ARCHITECTURAL HISTORIAN~~

CONVERSATION and Q & A

QUESTIONS?

Ask
Me!

RCP

RALEIGH
DEPARTMENT OF
CITY PLANNING

To learn about a recent
HOD designation visit
www.RaleighNC.gov and
search for Oberlin Village.

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